Next Board Meeting:
February 28th @ 5pm



Dayton Valley Community Association

Newsletter

FEBRUARY 2024

DAYTON VALLEY COMMUNITY ASSOCIATION

ESTABLISHED IN 1990

THIS EDITION

Message From DVCA President

Homeowners:

We appreciate the positive comments regarding publishing the financials in the newsletter. Overall, we ended the year a little under budget, which is good. The next step is the filing of the taxes and the CPA Audit.

The last snow was incredible. Homeowners were, for the most part, happy that the roads were plowed. I want you to know that the bill for the plowing was $10,273.53. That's quite a chunk of money, and the winter has just begun.

Another area I would like to discuss is the legal fees. As of December 2023, we were over budget by approximately $1,640.00. I have heard from some homeowners: Why do you go to the attorney for every little thing? Our attorney is one of the top HOA Attorneys in the State of Nevada. Remember that the attorney represents the Corporation DVCA, not the homeowners!

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Here is what we utilize the attorney for:

1. **Legal Compliance:** DVCA is subject to complex laws and regulations. The attorneys ensure we comply with local, state, and federal law.
2. **Document Drafting and Review:** They assist in drafting and reviewing documents such as Bylaws, CC&Rs, and Contracts, which are crucial for governing the community.
3. **Contract Negotiations:** When the DVCA contracts with vendors, service providers, or other entities, the attorney can review and negotiate terms to protect the Association's interests.
4. **Collection of Dues:** They guide the appropriate legal steps when dealing with homeowners not paying their dues/assessments.
5. **Enforcement of Rules:** The attorney can help enforce rules, ensuring a fair and legal process. We have had this situation several times this year with regulations and challenges.
6. **Dispute Resolution:** DVCA often deals with homeowners' or external parties' disputes. In 2023, one homeowner was responsible for $10,000.00 in legal fees alone.
7. **Litigation Representation:** A couple of years ago, a homeowner brought legal action against the board, and we appeared before the State of Nevada Commission. That litigation cost the Association approximately $6,300.00 upfront, and Farmers Insurance picked up the remainder of the legal fees for the court case at roughly $12,000.00. A homeowner filed approximately 13 unfounded complaints with the State.
8. **Governance Advice:** Attorneys can provide advice on governance matters, helping the DVCA Board make informed decisions and navigate complex legal issues.

In summary, having an attorney for DVCA helps ensure legal compliance, effective governance, and proper resolution of disputes.

We will be holding an election for the HOA Board in April. Next month's newsletter will highlight the election process. I have noticed how caring some homeowners in this community are for their neighbors. Please partner with your neighbors and check on them, especially during winter. Call the Lyon County Sheriff's Office for a welfare check if you cannot reach your neighbor.

Carla Cole
DVCA Board President

NEW DVCA COMMUNITY MANAGER



DAWN OSTERODE

CMCA, AMS, PCAM
DVCA Community Manager, First Service Residential

Hello Dayton Valley HOA community members! I look forward to connecting with you and being a part of such a great community. I bring twenty years of Nevada homeowners association management experience with me, including several years of prior experience with FirstService Residential. I always share that I love the three C's (Camping, Concerts and Cruising) with my husband and two children. Northern Nevada is a beautiful place and it brings me great joy to be apart of the various communities and culture that it has to offer. Please do not hesitate to reach out should you have any questions and I look forward to meeting you at the upcoming meeting or in the neighborhood.

IF YOU NEED FSR CUSTOMER SERVICE:

Call: 775-624-8805
EMAIL: DAYTONVALLEY@FSRNEVADA.COM

JANUARY 2024 BOARD MEETING HIGHLIGHTS

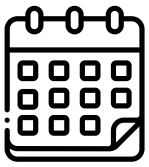
Director(s) Present: C. Cole, D. Drury, S. Mass, K. Mitchell, D. Kreie & G. Cowles, J. Kepler

- **November 2023 Financials:** The DVCA's November 2023 financial summary was reviewed aloud. Records are now available for homeowners to review on the FSR Resident Connect Portal and the DVCA website.
- **Management Report:** Management reported 238 homeowner calls. Summary of top correspondence reasons: 51 balance inquiries, 38 Association General Inquiries, 28 account set-ups, Association Management Team inquiries 26, 19 violation inquiries, and 11 calls regarding web access.
- **Landscape Proposals:** The Landscaping Committee 2024 Plan can be found on the DVCA website; most recently submitted proposals were returned to the committee for review.
- **Acknowledgement of Action Outside of a Meeting:** The Board approved $ 877 for JP Fence to repair the fence and $22,266.23 for Sierra Gate and Control to replace the gate at Bayhill Exit Gates.
- **Legacy 49 Meeting:** The Board agreed to meet with Legacy 49 to hear more about the adjacent development.
- **JP Fence Repair:** The Board agreed to repair the down perimeter fence at Cruden Bay.
- **Farmers Insurance Deductible Increase & Policy Renewal:** The Board approved the 2024-2025 Association Insurance Policy. The deductible was increased from $2,500.00 to $10,000.00 per occurrence.
- **Street Parking Enforcement- Legal Opinion:** The Board discussed the recent opinion from the DVCA Legal Counsel, available on the DVCA website, and asked the Rules & Regulations committee to draft a policy for enforcement.
- **Sierra Gate Control:** The Board approved an emergency expense of $762.45 to repair the gate.
- **EPS Report from Champions Drain Clean Out**: The Board discussed the recent report from EPS regarding the Champions drain. Scoped 136 feet, found roots, toys, and other debris. EPS is to send recommendation for repair based on findings.

UPCOMING HOA BOARD MEETING

February 28th at 5pm

DVCA Board of Directors' Meeting



101 Palmer Dr., Dayton NV 89403

Dayton Valley Golf Course Clubhouse

For the meeting agenda go to: **www.dvcahomeowners.com** or **portal.connectresident.com**

Agendas for BOD meeting can be found on the FSR website Resident Portal. The DVCA website may also post and email the BOD agenda as a courtesy to homeowners. BOD agendas may change up to 24 hours prior to the meeting and will be made reasonably available to homeowners. Be sure to update your communication preferences with FSR. You also can register to the DVCA website to be on the email distribution list for courtesy email notifications.

FirstService RESIDENTIAL

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DVCA DECEMBER 2023 FINANCIALS

Below is a chart of transactions that occurred in December 2023. The DVCA Board will review the December financials at the Feb 2024 BOD meeting.

Expense Type	Expense	December Expense	YTD Amount	2023 Budget	Details
First Service Residential	Management Fee	$5,795	$69,540	$69,540	Community Management
Landscaping	Annual Contract	$4,555	$49,257	$55,000	Annual Contract/ paid monthly
	Weed Removal	$5,523	$5,523	$5,000	DVR
Repairs & Maintenance	General Repairs	$300	$5,966	$0	*Under Review
	Pest Control	$195	$1,425	$1,725	December/Monthly Service
	Gate Maintenance	$282	$1,682	$4,000	Dorking
Utilities	Electric	$1,969	$23,978	$22,000	Electric for Common Areas
	Water	$ 655	$10,892	$15,000	Water for Common Areas
	Cable/Internet	$200	$2,400	$3,450	Internet to Gatehouses for Gates
Community Monitoring	Camera Monitoring and Repairs				
Admin Costs	Fees & Permits	$371	$4,932	$50	Monthly Digital Platform Fee to FSR
	Copies, Postage	$6,759	$15,566	$20,000	Coupons, postage, supplies and copies
	Legal Fees	$2,200	$21,640	$20,000	Monthly Legal Fees
	Storage	$ 226	$ 760	$1,150	River Vista Storage
Taxes & Insurance	Liability & Property Ins	$2,288	$27,590	$15,000	Monthly Policy Payment. Shared Wall Insurance is assessed back to those properties.
	Crime Ins	$192	$1,725	$0	Monthly Insurance Payment
	Workmens Comp Ins	$ 51	$894	$0	Monthly Insurance Payment
	Taxes – Federal	$12,299*	$13,407	$3,000	*Under Review
Reserve Transfer	Reserve Transfer from Operating	$21,701	$260,410	$260,410	December/Monthly Reserve transfer
		Dec Expense	YTD Actual	Budget	
December 2023 Total Expenses	Operating Expenses Total	$65,561	$545,065	$563,380	Total Operating Expenses

HOW TO PAY HOA ASSESSMENTS

FSR Resident Portal
portal.connectresident.com

Pay in Person at FSR- Reno
639 Isbel Rd, Suite 320
Reno, NV 89509
(775) 624-8805

Mail Check To:
PO Box 30422,
Tampa, FL 33630-3422

Financial Documents
portal.connectresident.com
dvcahomeowners.com

- Monthly HOA Financial Statements
- 2024 Budget Mailer
- 2024 HOA Budget
- 2023 Updated Reserve Study
- Budgets (2012- 2024)
- More

***FSR is the official records custodian of the DVCA. All records requests should go to FSR directly.**

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EMAIL: DAYTONVALLEY@FSRNEVADA.COM

REFERENCE INFORMATION FOR DVCA & NV HOA'S

The following include, but are not limited to the different documents and areas to reference for Homeowner Associations or also called Common Interest Communities.

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS):
The original document that creates the community is recorded against all properties before they are sold, and they may only be amended by vote of the unit owners.
· Available on DVCA website & FSR Portal

ARTICLES OF INCORPORATION:
·The articles that organize the non-profit organization that is the Association are submitted to the Nevada Secretary of State Office.

BYLAWS:
Contains provisions pertaining to meetings, elections, board officer positions, and duties. The Bylaws may be amended by vote of the unit owners. What may not be amended are the qualifications, powers, duties, or terms of office.

NEVADA STATE STATUTES FOR COMMON INTEREST COMMUNITIES:
·NRS 116: Common Interest Communities: www.leg.state.nv.us/nrs/nrs-116.html

ROBERTS RULES OF ORDER:
Process to conduct a Board Meeting: meetingnotes.com/blog/roberts-rules-of-order

History of Robert's Rule of Order: en.wikipedia.org/wiki/Robert%27s_Rules_of_Order

2023- 2024 BUDGET MAILER:
·Collection Policy, Fine Schedule, Reserve Study, Budget, policies
All homeowners will receive a budget mailer that will be sent in November.
Available on the DVCA website and FSR Portal

OTHER GOVERNING DOCUMENTS AVAILABLE ON THE DVCA WEBSITE:
· Rules and Regulations, Architectural Review Guidelines, Resolutions, and Policies and Procedures.

2023- 2024 DVCA HOA BOARD

President
Carla Cole
De Facto Member :All Committees, Liaison: Landscaping Committee
ccole@dvcahomeowners.com

Treasurer
Katie Mitchell
Liaison: Budget Committee, Newsletter Committee
kmitchell@dvcahomeowners.com

Vice President
Dennis Drury
Liaison: Infrastructure Committee, Gates & Monitoring Committee
ddrury@dvcahomeowners.com

Secretary
Sandy Mass
Liaison: IT Committee, Web Master
Smass@dvcahomeowners.com

Director
Jim Kepler
Liaison: Architecture Committee
jkepler@dvcahomeowners.com

Director
Gene Cowles
Liaison: Rules & Regulations Committee
gcowles@dvcahomeowners.com

Director
Doug Kreie
Chair: Architecture Committee
dkreie@dvcahomeowners.com

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COMMUNITY ASSOCIATION INFORMATION

Political Signs

Political signs can not be larger than 24x36 inches. One sign per candidate and question.

Signs may be erected 60 days before and taken down 30 days after a local, state or federal election.

Animal Control & Etiquette

Please reach out to Animal Control at 775-577-5005 regarding any animal complaints for aggressive animals or barking dogs.

A friendly reminder to pick up after your animals. Do not allow your animal to go unattended on community streets or medians, the golf course or paths, vacant lots, sidewalks, or neighbor's yards. Kindly, clean up your messes!

Parking

Overnight parking between midnight- 6am is prohibited without a parking pass.

Request a parking pass from the DVCA website. Be sure to arrange passes at least 2 days in advance to your request.

Dayton Valley Women's Golf

The Dayton Valley Women's Golf Club is accepting member applications for the upcoming 2024 Season. Applications are in the clubhouse.

If you need a GHIN number you can no longer get the number through a club. You must do it yourself on-line. Contact Northern Nevada Golf Association at 775-673-4653.

Fire Hydrants

If you have a fire hydrant on your property, it is your responsibility to keep a 3 foot clearance around the hydrant.

Please attend to areas around hydrants, as you are also at risk of a violation.

Fence Repairs & Painting

Make your appointments to repair fences and paint any trim or areas of your house that need maintenance.

A reminder that wood fences are required to be stained. Don't risk a violation. Contact FSR if you have questions and the Arc Committee for Arc requests.

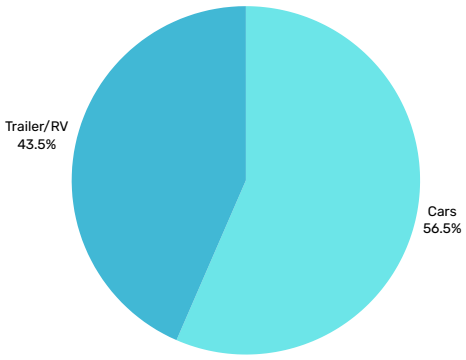
Call for Spring Photos

The Dayton Valley IT Committee is putting a call out for Spring photos for the DVCA website.

Reach out to the website admin at admin@dvcahomeowners.com and submit your photos.

Parking Stats
2023 YTD Parking Pass Requests

13 Cars + 10 Trailers/RV's



Golf Carts

Section 4.15 Vehicles and Parking, Page 12 of the CC&R's, Section (f). Golf Carts.
Golf carts shall enjoy an easement to operate on, over and across all association roadways. Golf Carts must obey all traffic rules, signs and speed limits. Golf Carts may not be driven on sidewalks or homeowners property to avoid speed bumps or other traffic control devices. Drivers of motor vehicles within the Development shall grant the right of way to the golf carts at all times. Carts must be stored in the garage and at no time are allowed t be parked on the street or driveway overnight. **The speed limit for all vehicles/golf carts in the development is 15MPH.**

Visit dvcahomeowners.com
to apply for a parking pass, read copies of minutes, agendas, financials and up to date information

DAYTON VALLEY GOLF COURSE EVENTS

DAYTON VALLEY

Sun-M 10-6pm, T-Sat 10am-7pm & Taco Tuesdays are Back!
Check out the DV Golf Course Website for menus & Events
www.daytonvalleygolf.com



February 14th, 2024
5 pm - 7:30 pm

Reservations are required
Call 775-246-7888 Ext. 2

The first 30 Ladies will receive a long stem rose, compliments of Massa Floral.

4 Courses for $40
Menu:
daytonvalleygolf.com

*The kitchen will be closing at 1pm on Valentines Day to prepare for the dinner.



SAVE THE DATE

- St. Patrick's Day Dinner
- Summer Concert Series
- 4th of July Cart Parade and Golf Tournaments

DAYTON VALLEY WOMEN'S GOLF CLUB

The Dayton Valley Women's Golf Club is looking forward to the 2024 season. All women can join the club. We are looking for new members and there are several volunteer opportunities. Women with little to no experience to the seasoned golfer are all welcome.

There are membership application forms in both the pro shop and the women's locker room. A convenient "drop box" is also in the pro shop. League play is on Tuesday mornings and pairings are created by our Tournament Chair and her team, so even if you don't know many women in the club, that will change quickly.

We have a welcoming committee and mentors to help assimilate newcomers. Our opening meeting is Tuesday, April 9th in the Palmer Room of the Clubhouse. League play begins the following week on April 16th with our final meeting on October 29th. There are several fun formats for play as well as standard stroke play tournaments.

DVWGC participates in High Sierra Team Play, a regional group that plays months at various courses in Northern Nevada (qualification is required for the season-long competitive events). There is a schedule of dates in the Women's Locker Room. If anyone is interested in possibly joining but has questions, please reach out to me personally.

Swing-cerely,
Lonnie Shodeen, President
lolinra@gmail.com

Go to DVCA Website for Application or email DVWGC President

COMMUNITY EVENTS

Dayton Community Events >>>

Continue to check out the DVCA website calendar for local events. For all new events, we invite you to submit them to the DVCA website calendar. You can do so on the calendar page at www.dvcahomeowners.com . Thank you for sharing your event with the community

Dayton Urgent Care Donations Needed >>>

The Dayton Urgent Care is always collecting donations for hygiene products, non-perishable goods winter and cold weather items like coats, pants, gloves and hats for children. You can drop off directly to the Dayton Urgent Care at 901 Medical Center Dr #203, Dayton, NV 89403

Healthy Communities Coalition
LYON & STOREY COUNTIES

Naloxone is now available to anyone who wants to keep on hand for an emergency narcotic overdose.

Food Pantry Donations Needed: Proteins like Peanut Butter, canned meats or fish. Canned Spaghetti sauces and dried pasta.

DAYTON
209 Dayton Valley Rd. 775-246-7834